

Washington County Land Use Authority Meeting
October 12, 2010
(Recording available)

The Washington County Land Use Authority Meeting was held on Tuesday, October 12, 2010 at the Washington County Administration Building, 197 E. Tabernacle, St. George, Utah. The meeting was convened at 1:30 p.m. by Chairman Mike Stucki. Commissioners present: Julie Cropper, Kim Ford, Debora Christopher, Doug Wilson, Dave Everett and Rick Jones. Also present: Deon Goheen, Planning & Zoning Administrator John Willie, Senior Planner; Rachelle Ehlert, Deputy Attorney; Kurt Gardner, Building Official; and Todd Edwards, Public Works Engineer.

Excused Joann Balen

Audience attendance: Darrell Whitney, Gene Beck, Dana A. Truman, and Kim Hafen

Chairman Stucki led the audience in the Pledge of Allegiance and explained meeting protocol.

Item #1. STAFF COMMENTS Review staff comments for each item listed below. Staff initiated

Item #2. CONDITIONAL USE PERMIT EXTENSION. Review extension to mine cinders and operate a crushing operation at a community materials pit on BLM (Bureau of Land Management) land located near the town of Veyo. Sunroc Corp, applicant

The planner showed the original site plan and aerial maps of the community pit as a part of the screen presentation, advising that mining and mineral developments are conditionally approved within the OSC-20 zone. This will be the 8th extension, with the last one being held over for two (2) years. There have been no complaints on this use during the last two years. Previously, stipulations were placed on the approved use, which included: 1) the conditions set forth in a BLM letter written 9-7-01; 2) suggestions of the Veyo Town Council describing the water source; 3) all trucks required to be covered with a tarp; and 4) avoid using SR-18 during peak hours that school buses would be in service. The commission will need to review this on an annual basis.

Dana Truman, Sunroc representative, said that a review on a year to year basis was just fine, whereas his review with BLM is yearly also. They have been removing materials only once a year late in the season, so there is no dust problem. The annual review with BLM is to note any changes on reclamation plans and to make sure that the correct process is being followed. It is for review and renewal and Mr. Truman indicated that he would submit an updated copy of the BLM permit each year. They have current liability insurance and will make sure the County has a copy for their files.

Motion was made by Commissioner Christopher to recommend approval of the Conditional Use Permit extension for the period of one (1) year to mine cinders and operate a crushing operation at a community materials pit on BLM Land located near the town of Veyo...Sunroc Corp, applicant. Commissioner Jones seconded the motion, with all six (6) commissioners voting aye.

Item #3. CONDITIONAL USE PERMIT EXTENSION Review extension on a gravel crusher at the Sorensen Pit within the M-1 zone, N ½, Sec. 20, T42S, R14W, SLB&M, generally located 1 mile south of the Washington County Landfill. Western Rock Products/Bob Roth, applicant

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The planner noted that this is the 6th extension for operating the gravel crusher south of the Landfill, with the last extension being set for a period of two years. There have been no complaints on this use during the past two years. The crusher has actually been located at this site for over thirty years, without realizing a permit was needed. The planner pointed out aerial maps on the screen presentation, showing this location is pretty well established as an industrial and manufacturing area. The commission may want to request any updated air quality letters the applicant has received from DEQ or MSHAW approvals for the office files.

Darrel Whitney, Western Rock Products representative, informed the commission that they have operated from this location for over thirty-five (35) years and owning over 240 acres at this location. He said, "We have enough materials for 30 plus years," suggesting that they would like to see this use approved permanently. MSHAW and Air Quality permits are approved annually and attached to the equipment.

The planner explained that this had been reviewed annually due to the proposed development in Washington City that surrounds this facility. The Atkins project fell through, with the current economic crisis.

Commissioner Wilson explained that he works for the Washington County Water Conservancy District and they are planning to build a dam upstream on the Virgin River. He said that rounded river cobble makes the best filtering material and asked what type of supply they had left. Mr. Whitney advised that they had a 30 year supply and reserved it mainly for their projects.

Motion was made by Commissioner Cropper to recommend approval based on permanent status on a gravel crusher as noted in Item #3. Commissioner Ford seconded the motion, with all six (6) commissioners voting aye.

Item #4. CONDITIONAL USE PERMIT Request permission to construct a chlorination building on property located off Hwy 18 and at Frontier Rd. in Central. Dixie Deer Special Service District, applicant and Cindy Taylor Trucking & Construction, Inc., agent

There was no representative present.

The planner showed the commission members the site plan and aerial maps of the location, stating the Dixie Deer Special Service District (DDSSD) was approved for an upgrade on their distribution system and chlorination building over a year ago by Utah State Department of Environmental Quality (DEQ). Public utilities are conditionally approved within the MH zone. Having changed the location of their building and building without permits warranted concern. They propose to install a 16' x 20' masonry building on land owned by the district and surrounding property is owned by the developers' realty company. The building will house a system for chemical treatment. As the property setbacks are in place with 25' from the frontage and an additional 20' from property line. Frontier Road was designed at 25' width at the intersection, with future development width coming from the property on the south, which would

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match up with the Pine Valley Road side of the intersection. The Dixie Deer Subdivision was platted with a full 50' road improvement.

The commissioners were concerned about the hazardous materials used and the need for a secure place for storage.

Public Works Engineer Todd Edwards advised that the building was engineered by Sunrise and the Building Official Kurt Gardner indicated that the building was of cinder block construction, with proper venting for chemical treatment materials. Mr. Edwards assured the commission that initially he was more concerned with setbacks and future alignment on the intersection. The road will have to be shifted to the south to facilitate the proper road width. There should not be any problems with the road curvature at this point. The building will be removed from the old well and it will be vaulted, with a new well being located north of the new building. With loans and grant monies the DDSSD was able to make improvements to their water system and improve fire protection.

Motion was made by Commissioner Wilson to recommend approval for the construction of a chlorination building on property located off Hwy 18 and at Frontier Rd in Central, with DDSSD and Cindy Taylor Trucking & Construction as applicant/agent, for a period of one (1) year. Commissioner Cropper seconded the motion. Commissioner Ford requested an amendment to the motion, subject to staff review, proper permitting and building inspections addressing safety issues. The first and second agreed to the amendment, with all six (6) commissioners voting aye.

Item # 5. MINUTES Consider approval of the minutes of the regular planning commission meetings held on September 14 and 28, 2010.

Motion was made by Commissioner Everett to approve the minutes from September 14, 2010. Commissioner Jones seconded the motion, with all six (6) commissioners voting aye.

Motion was made by Commissioner Everett to approve the minutes from September 28, 2010. Commissioner Ford seconded the motion, with all six (6) commissioners voting aye.

Item #6. COUNTY COMMISSION ACTION REVIEW. Review of action taken by the County Commission on Planning Items. County initiated.

The Planner reviewed the action taken on Planning Items by the Washington County Commission on October 5, 2010, beginning at 4:00 p.m.: (a) R16W, SLB&M, generally located along 500 North in Veyo... Trudy Thurgood, applicant and Mike Purdy, agent; and (b) Conditional use to locate an office trailer, gas storage, and port-a-potties near an approved staging area for pipe storage yard for UNEV Pipeline on 2 acres of the Bowler arena property in Veyo...Sterling Construction Management, LLC/Monte Kester, Business Development agent.

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The Planner said the County Commission approved these two items based on the recommendations of the Planning Commission.

Item #7. COMMISSION & STAFF REPORTS: General reporting on various topics. County initiated.

Commissioner Everett made a motion to adjourn the meeting. Commissioner Christopher seconded the motion, with all six (6) commissioners voting aye. There being no further business at 2:00 p.m., Chairman Stucki adjourned the meeting.

Deon Goheen, Planning Administrator